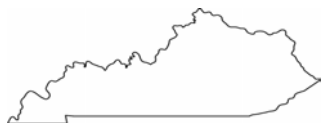


Kentucky Housing Partner



2006 Spring/Summer Issue

Louisville Multifamily Program Center

Volume 16, No. 2

IN THIS ISSUE

MR. HUD	1
HUD SENIOR HOUSING COMES TO THE MOUNTAINS OF KY	1,4
CLARIFICATION ON EIV	2
ELIGIBILITY OF STUDENTS FOR SECTION 8 ASSISTED HOUSING SUPPLEMENTARY GUIDANCE	2
SECTION 8 RENEWAL POLICY GUIDE BOOK	3
NEWLY CREATED RHIP LISTSERV AVAILABLE	3
HOUSING NOTICE 06-06 ALLOWS PRAC INCREASES PRIOR TO OCCUPANCY	3
INCREASE IN STATUTORY LIMITS	3
OAHP'S DEBT RESTRUCTURING TOOLS EXPIRE ON SEPTEMBER 30, 2006	4
SERVICE COORDINATOR NOTES: SR. CRIMESTOPPERS	5
WESTWOOD SENIOR HOMES	5
2006 MF CONFERENCE FUNDRAISER SETS RECORD	6
2006 MF CONFERENCE AWARDS	6
UPDATE ON ELECTRONIC FILING OF 2530'S	7
KY ASSOCIATION OF SERVICE COORDINATORS	7
HUD'S MOST WANTED	8
A PLACE TO CALL HOME	9
THE ENTERPRISE INCOME VERIFICATION (EIV) SYSTEM	10
FHEO AFHMP CHECKLIST	11
EMERGENCY CAPITAL REPAIR PROGRAM	11

MR. HUD DOES IT AGAIN



MR. HUD, ever the innovator, wowed the 2006 Multifamily Housing Conference again by introducing the concept of "less is more". MR. HUD knew (as was confirmed by recent polling results) that conference attendees were there only to bask in his glory. MR. HUD has worked on his "less is more" theory for many years before deciding to use it at the recent conference.

Yes, of course, we are referring to MR. HUD's seemingly lesser role at the conference.

Actually MR. HUD was more involved than could be seen with the naked eye. Look closely at the photos that accompany this newsletter. Clearly MR. HUD was involved in the conference but he could only be seen when the photos were slowed down. Most people didn't even realize that MR. HUD was in complete charge as usual.

MR. HUD has agreed to return to the next conference in response to the pleas of his fans.

Submitted by Mr. HUD



HUD SENIOR HOUSING COMES TO THE MOUNTAINS OF KENTUCKY



Phelps Senior Housing is officially open for business following the ribbon cutting and grand opening ceremonies held on Monday, April 17, 2006, that were attended by local dignitaries and representatives from HUD, Kentucky Housing Corporation (KHC), and the Federal Home Loan Bank of Cincinnati (FHLB).

This newly constructed Section 202 Supportive Housing for the Elderly

project consists of 24 one-bedroom units and a two-bedroom manager's unit. Financial support included competitive HUD Capital Advance funding of over \$1.8 million and additional funding of \$216,000 from KHC and \$80,000 from the FHLB.

Nestled in a valley in the Appalachian Mountains, this project provides much-needed housing for seniors in the Phelps, Freeburn, (Continued on Page 4)



Need help locating rental housing?

Check out these
resources:

KHC Rental Housing Directory

[http://www.kyhousing.org/
uploadedFiles/Rental/
AssistedRentalHousingRe-
port.pdf](http://www.kyhousing.org/uploadedFiles/Rental/AssistedRentalHousingReport.pdf)

HUD Subsidized Apt. Search

[http://www.hud.gov/apps/
section8/index.cfm](http://www.hud.gov/apps/section8/index.cfm)

ELIGIBILITY OF STUDENTS FOR SECTION 8 ASSISTED HOUSING SUPPLEMENTARY GUIDANCE

BACKGROUND: As you may recall, on December 30, 2005, HUD published a final rule implementing a new law that restricts individuals who are (1) enrolled at an institution of higher education (i.e., students), under the age of 24, not a veteran, unmarried, and do not have a dependent child, and (2) seeking assistance under section 8 of the United States Housing Act of 1937 (section 8 assistance) in their individual capacity (that is, separately from their parents) from receiving section 8 assistance if neither the student nor the student's parents are income eligible. The final rule is posted at www.hudclips.org under FR-5036-F-01, dated December 30, 2005, titled "Eligibility of Students for Assisted Housing Under Section 8 of the U.S. Housing".

The Federal Register was posted on April 10, 2006.

This notice provides additional guidance to assist public housing agencies and multifamily project owners and management agents with the implementation of the new Section 8 eligibility restrictions for the final rule that was published in the Federal Register on December 30, 2005 and became effective on January 30, 2006. The new student eligibility restrictions only apply to HUD's Section 8 programs administered by the Office of Housing and the Office of Public and Indian Housing. This rule and notice do not apply to HUD's Public Housing program.

The Federal Register can be downloaded at:
http://hudclips.org/sub_nonhud/cgi/pdf/3365.pdf

Did you know the HUD model lease is available in Spanish?

You can make your property
a more inclusive and caring
community by downloading
the HUD model lease in Span-
ish from the HUD website!

[http://www.hud.gov/offices/
hsg/mfh/gendocs/](http://www.hud.gov/offices/hsg/mfh/gendocs/)

CLARIFICATION ON ENTERPRISE INCOME VERIFICATION (EIV)

IN THE RHIIP LISTSERV POSTING #13 DATED MARCH 24, 2006, TOPIC "TENANT ASSESSMENT SUBSYSTEM (TASS) INCORPORATED INTO ENTERPRISE INCOME VERIFICATION (EIV) SYSTEM", IT WAS INDICATED THAT EIV WILL BECOME MANDATORY IN SEPTEMBER 2006.

ALTHOUGH IT IS EXPECTED THAT EIV WILL EVENTUALLY BECOME MANDATORY, IT WILL NOT BE IN SEPTEMBER 2006.

**** CONTINUED ON PAGE 10 ****



CHARLIE IS HAPPY TO SHOW
MR. HUD SOME SPECIAL TLC.

SECTION 8 RENEWAL POLICY GUIDE BOOK

THIS TRANSMITS: PAGE CHANGES TO THE SECTION 8 RENEWAL POLICY GUIDE BOOK EXPLANATION OF CHANGES

All changes have light grey shading to denote what has changed on the page unless a section was completely removed. The major changes are:

1. Removes previous guidance, found at Sections 2-1E, 4-1 and 6-1B that stated once the owner of an exception project renewed under either Option One or Option Two they were prohibited from reverting back to an exception status. OGC reexamined this policy and found that the Multifamily Assisted Housing Reform Act ("MAHRA") did not support this position. A clarification to the MAHRA regulations was published January 12, 2006. Therefore, at any renewal the owner of an exception project may elect to renew under any option that the contract is eligible for at the time of renewal.
2. Authorized Program Centers to approve Discretionary Mark-Up-To Market requests without first obtaining Headquarters approval.
3. The Multifamily Assisted Housing Reform and Affordability Act of 1997 ("MAHRA") statute originally limited the renewal of Section 8 contracts associated with preservation projects to a term of one year. MAHRA was amended and removed the one-year limitation. Therefore preservation projects are now permitted to use multiyear Section 8 contracts. The maximum term of the multiyear contract will be based on the lesser of 20 years or the remaining term of the Use Agreement.
4. MAHRA limits the owner of a preservation project to renewing his/her Section 8 contract using Option Five. We have emphasized this requirement.

FILING INSTRUCTIONS

<u>REMOVE</u>	<u>INSERT</u>
Chapter 2, Page 2	Chapter 2, Page 2 dated 5/5/2006
Chapter 3, Pages 4-6 dated 3/22/2001	Chapter 3, Pages 4-6, dated 5/5/2006
Chapter 4, Page 1	Chapter 4, Page 1 dated 5/5/2006
Chapter 6, Page 2	Chapter 6, Page 2 dated 5/5/2006
Chapter 7, Pages 4 and 5 dated 4/11/2001	Chapter 7, Pages 4 and 5 dated 5/5/2006

PAGE CHANGES CAN BE DOWNLOADED AT
[HTTP://WWW.HUD.GOV/OFFICES/HSG/MFH/MFHSEC8.CFM](http://www.hud.gov/offices/hsg/mfh/mfhsec8.cfm).

INCREASE IN STATUTORY LIMITS

THE BASIC STATUTORY MORTGAGE LIMITS FOR FHA MULTIFAMILY
MORTGAGE INSURANCE PROGRAMS HAVE BEEN INCREASED,
EFFECTIVE JANUARY 1, 2006.

THEY ARE POSTED ON THE FOLLOWING HUD STATUTORY MORTGAGE LIMITS
AND HIGH COST PERCENTAGE

MULTIPLIERS WEBSITE:

[WWW.HUD.GOV/OFFICES/HSG/MFH/HICOST/HICOST.CFM](http://www.hud.gov/offices/hsg/mfh/hicost/hicost.cfm).

NEWLY CREATED RHIIP LISTSERV AVAILABLE

The Office of Multifamily Housing Programs has developed a RHIIP Listserv that is available to our property owners, management agents, site managers, contract administrators and HUD staff. This serve is a tool that allows us to share current RHIIP related publications, news, information, and occupancy tips quickly in an effort to help reduce errors in rent determinations and subsidy calculations. We encourage all to sign up for the RHIIP Listserv.

To subscribe to the RHIIP Listserv, please visit www.hud.gov, click on the "Mailing List" link on the bottom left, and then click on the "Multifamily

HOUSING NOTICE 06-06 ALLOWS PRAC INCREASES PRIOR TO OCCUPANCY

SUBJECT

Reinstatement of Policy Permitting Increases of Project Rental Assistance Contract (PRAC) Reservations Prior to Occupancy Under the Section 202 Supportive Housing for the Elderly and the Section 811 Supportive Housing for Persons with Disabilities Programs.

PURPOSE

This Notice revises the instructions in Notice 96-102 to the extent necessary to provide for HUD's consideration and approval of PRAC increases prior to execution of the PRAC contract. This Notice reinstates the processing instructions pertaining to the procedures for estimating project expenses and income as contained in paragraphs 1-31.B.3, 1-34 through 1-42, 1-72.B.2, and 4-9 of Section 811 Handbook 4571.4 and Section 202 Handbook 4571.5. Accordingly, this Notice sets forth the following processing instructions. All paragraph references below relate to Section 811 Handbook 4571.4 and Section 202 Handbook 4571.5.

Access the entire notice at:

[http://www.hudclips.org/sub_nonhud/cgi/nph-brs.cgi?d=HSGN&s1=06-\\$\[no\]&op1=AND&SECT1=TXTHLB&SECT5=HSGN&u=./hudclips.cgi&p=1&r=1&f=G](http://www.hudclips.org/sub_nonhud/cgi/nph-brs.cgi?d=HSGN&s1=06-$[no]&op1=AND&SECT1=TXTHLB&SECT5=HSGN&u=./hudclips.cgi&p=1&r=1&f=G)

OAHP's DEBT RESTRUCTURING TOOLS EXPIRE ON SEPTEMBER 30, 2006

THE SUNSET OF THESE TOOLS REQUIRED CHANGES
IN THE CONTRACT RENEWAL REQUEST FORM.

THE NEW FORM IS CAN BE DOWNLOADED AT:
[HTTP://WWW.HUDCLIPS.ORG/SUB_NONHUD/HTML/PDFFORMS/9624.PDF](http://www.hudclips.org/sub_NONHUD/HTML/PDFFORMS/9624.PDF).

- All substantive changes are in Option 3.
- OAHP will **only** be able to continue a debt restructuring after September 30, 2006 if the owner has one of two documents signed by the owner and HUD prior to September 30, 2006: an Mark to Market Interim Contract or a Worksheet for Option 3B.
- In choosing between Options 3A and 3B, owners are encouraged to select Option 3B even if they think their project does not need restructuring.
- Option 3B preserves OAHP's ability to restructure should the owner decide that it wants a debt restructuring after Sunset.
- Option 3A **will not** preserve debt restructuring as an option after September 30, 2006 (unless the owner has a 12 month OAHP Interim HAP contract).

Mr. HUD
shares
Mayoral
Proclamation
with
underlings.



Mr. HUD
helps
arresting
officers.



Mr. HUD
confirms
that he
is an
extrovert.



(CONTINUED FROM PAGE 1)

HUD SENIOR HOUSING COMES TO THE MOUNTAINS OF KENTUCKY

and Belfry areas of rural Kentucky. This location is in the heart of coal country where large coal trucks can be seen hauling coal out of the mines to the coal trains throughout the day. The Tug Fork Creek flows past the site, and following the early morning storm, this creek became a rapidly moving body of water, and one could see how flooding occurs so easily in the valley.

Since building sites that are not flood prone are nearly impossible to find in this area, extensive fill work was done in order to elevate the project out of the flood zone, and they also installed a waterproof elevator. The Corps of Engineers had acquired the site through their flood project. They then returned the site to the Pike County Fiscal Court, and the Court gave the site to the sponsoring entity.



FROM LEFT: Hilman Dotson, District 5 Magistrate; Kelsey Friend, District Judge; Marilyn Stober, Project Manager, Kentucky Housing Corporation; Ben Cook, Director, Kentucky Housing Corporation; Bill Deskins, Judge Executive; Charles Shive, Director, Louisville Multifamily Program Center; Chris Castle, Citizens National Bank, Paintsville, Kentucky; Sandy Runyon, Executive Director, Mountain Housing Corporation; Fuzzy Kaze, County Sheriff; Winston Preston, Van Cook Construction; Janice Hatfield, Phelps Senior Homes board member; Eric Ratliff, Housing Planner, Big Sandy Area Development District.

The new housing is located near the Phelps Senior Citizen Center that has an active social calendar of events for area seniors as well as several recreational amenities. The project is also served by a shuttle service operated by the Sandy Valley Transportation Services that provides transportation to and from doctors or other necessary appointments in larger metropolitan areas for a nominal fee that is usually covered by Medicare. The Mountain Housing Corporation served as the sponsor of this project and was assisted throughout the process by the Big Sandy Area Development District.

Submitted by Sheila Johnson

WESTWOOD SENIOR HOMES

A BEAUTIFUL ADDITION TO KENTUCKY SENIOR HOUSING



Westwood Senior Homes, a newly constructed Section 202, Supportive Housing for the Elderly project of 48 one-bedroom units, held its ribbon cutting and grand opening ceremonies on Wednesday, April 26, 2006. Several local dignitaries and representatives from Senator Jim Bunning's office and Congressman Ed Whitfield's office were in attendance. Also attending were Joey Pendleton, Kentucky State Senator; Steve Tribble, Christian County Judge Executive; and representatives of the Hopkinsville Mayor's office, the sponsor and owner boards, and HUD's Louisville Multifamily Program Center.

Located in a serene, pastoral setting, there are four stories of apartments with a laundry facility centrally located on each floor. There is ample community space for events or meetings that the residents might wish to organize.

The housing is adjacent to the Christian County Senior Citizens Center. If the residents of Westwood do not want to eat in their apartments, they can just walk next door and join other area seniors for lunch each day, or they can have a meal delivered to their apartment from the center. The center also provides several recreational and social events each week.

The Christian County Senior Citizens took the lead as the sponsor of this project and received Capital Advance funding of over \$3.3 million. The Housing Authority of Hopkinsville assisted the sponsor and the newly formed owning entity throughout the process by serving as consultant, and they will also manager the property.

Submitted by Sheila Johnson



PICTURED IS JOSE' QUINONEZ, SENIOR CITIZEN'S CENTER EXECUTIVE DIRECTOR, CUTTING THE CEREMONIAL RIBBON WHILE CHARLES SHIVE (TO THE RIGHT OF MR. QUINONEZ), LOUISVILLE MULTIFAMILY PROGRAM CENTER DIRECTOR, AND OTHERS JOIN IN THE CELEBRATION OF THE GRAND OPENING OF THE WESTWOOD SENIOR HOMES IN HOPKINSVILLE, KENTUCKY.



SERVICE COORDINATOR NOTES:

SENIOR CRIMESTOPPERS

The Senior Crimestoppers Program (SCS) is a preventative crime program for seniors living in HUD facilities.



THE BENEFITS INCLUDE:

PERSONAL LOCK BOX FOR EACH APARTMENT
ANONYMOUS TOLL-FREE TIP LINE AVAILABLE 24/7
CASH REWARDS PER INCIDENT



WALLET CARDS AND TRAINING MATERIALS ON HOW TO MAKE THE PROGRAM SUCCESSFUL

If eligible, your facility can receive the program at no cost through a bank sponsorship.

Banks sponsor senior facilities in the SCS Program through a fully collateralized, no risk, investment or loan to the Senior Housing Crime Prevention Foundation. The bank receives its' federally required Community Reinvestment Act (CRA) credits and the facility receives the SCS Program at no cost. Bank sponsorship also provides a Time of Your Life video and the Wish Comes True program. The Wish Comes True program provides each facility with a check once a year to make a wish come true for one or more residents. To find out more about this program contact Donna Derryberry of the Senior Housing Crime Prevention Foundation at 877-232-0859, email to donna.derryberry@shcpfoundation.org or go online for more information to www.seniorcrimestoppers.org.



Submitted by Donna Dudgeon



2006 CONFERENCE AWARDS

SAHMA AWARDS

2006 WINNERS

HUD/KHC AWARDS

2006 WINNERS

DRUG FREE POSTER CONTEST WINNER	Gavin Lawless	BEST CURB APPEAL	Somerset Village
DRUG FREE POSTER CONTEST WINNER	Luisa Ruiz	110% AWARD	Judy K. Whatley Hillview Terrace Apartments
DRUG FREE POSTER CONTEST WINNER	Christopher Lawless	MOST IMPROVED PROPERTY	Garden Apartments Homeland, Inc.
DRUG FREE POSTER CONTEST WINNER	Kelly Bunch	OUTSTANDING PROPERTY SUPERVISOR	Kimberly Klein Gene B. Glick Company, Inc.
MAINTENANCE PERSON OF THE YEAR	Roger Bleavins	OUTSTANDING ADMINISTRATIVE AWARD	Wayne Rice Cardinal Management LTD
GED PROGRAM AWARD	Michelle Farmer Woodsview Apartments	MANAGER OF THE YEAR FAMILY PROPERTY	Sherry Williams College Heights Apartments
MANAGER OF THE YEAR	Michelle Farmer Woodsview Apartments	OUTSTANDING FAMILY PROPERTY	Hillview Terrace Apartments NDC Real Estate Management, Inc.
HUD AWARDS	2006 WINNERS	MANAGER OF THE YEAR ELDERLY PROPERTY	Renee Mayer Pine Knot Manor
BEST PRAC 811	Cedar Lake Cherrywood Cedar Lake Residences	OUTSTANDING ELDERLY PROPERTY	Nazareth Village
BEST PRAC 202	Morgan/Trevathan Apt Purchase Area Housing	MANAGER OF THE YEAR SPECIAL NEEDS HOUSING	Judy Smith Willis Green Group Home
BEST NEIGHBORHOOD NETWORKS CTR	Carole Rice Cliffside Apartments	MAINTENANCE PERSON OF THE YEAR FAMILY PROPERTY	Cortney Johnson Woodside Park Apartments
SERVICE COORDINATOR OF THE YEAR	Sheila Griffith September Place Apts	MAINTENANCE PERSON OF THE YEAR ELDERLY PROPERTY	Jimmy Don Brasher Amber Village
BEST RISK SHARING AWARD	Austin Acres Apts Homeland, Inc.	BEST NEWSLETTER	Ginger Miller Burkesville Apartments
PRODUCTION AWARD	Roger Hughes Hughes Architecture, Inc.	RESIDENT OF THE YEAR	Gerald Newkirk Greystone Manor
KY AFFORDABLE HOUSING HALL OF FAME	Patsy Eaton	OUTSTANDING MANAGEMENT COMPANY	Central State Managers



2006 MULTIFAMILY CONFERENCE FUNDRAISER SETS NEW RECORD

YEAR	CHARITY ORGANIZATION	AMOUNT RAISED
1996	KENTUCKY SPECIAL OLYMPICS	\$1,000
1997	KOSAIR CHARITIES	\$2,910
1998	HABITAT FOR HUMANITY	\$4,000
1999	KODA	\$6,500
2000	DREAM FACTORY	\$5,600
2001	KENTUCKY CANCER PROGRAM	\$11,090
2002	NATIONAL FALLEN FIREFIGHTER	\$7,081
2003	MUSCULAR DYSTROPHY	\$9,783
2004	AMERICAN DIABETES ASSOC.	\$8,500
2005	CYSTIC FIBROSIS	\$13,500
2006	ALZHEIMER'S	*** \$15,500 ***

GRAND TOTAL

\$85,464

UPDATE ON ELECTRONIC FILING OF 2530'S

**EFFECTIVE ON JULY 1, 2006,
ALL PARTICIPANTS REQUIRED TO APPLY FOR
PREVIOUS PARTICIPATION CLEARANCE MUST DO SO THROUGH THE
ACTIVE PARTNER PERFORMANCE SYSTEM (APPS).
THERE ARE NO EXCEPTIONS.**



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-8000

ASSISTANT SECRETARY FOR HOUSING-
FEDERAL HOUSING COMMISSIONER

April 21, 2006

MEMORANDUM FOR: All Multifamily Hub and Program Center Directors, Multifamily Operations Officers, Multifamily Staff and Supervisors, Owners, Management Agents, Mortgagees and other Participants in HUD Programs

FROM: Brian D. Montgomery, Assistant Secretary for Housing – Federal Housing Commissioner, H /S/

SUBJECT: Active Partner Performance System (APPS) Electronic Filing – Implementation Date

Effective on July 1, 2006, all participants required to apply for previous participation clearance must do so through the Active Partner Performance System (APPS). There are no exceptions. **Hub and Program Center Directors are responsible for informing participants of this option.**

The Department expects that participants interested in new business opportunities in MF programs have diligently pursued completion of their participant baseline information during the extended implementation period. **Participants must have completed baselines in APPS if they wish to pursue participation clearance after June 30, 2006.** All participants in Multifamily Programs are reminded that failure to register and complete the data input required by APPS will restrict new and revised participation until after the participant's system inputs are completed. Introductory and explanatory information, including a system tutorial, are available on HUD's Internet Site at:

<http://www.hud.gov/offices/hsg/mfh/apps/appsmfhm.cfm>

Background

The Active Partner Performance System (APPS) was implemented on October 12, 2005. The implementation followed a regulatory rule making process:

- May 2004 - Proposed rule was published
- April 13, 2005 - Final rule was published
- October 12, 2005 - APPS implementation date
- October 28 – November 30, 2005 – First additional paper option period approved
- December 28, 2005 – April 30, 2006 – Second additional paper option period approved

While the final rule's original implementation transition period was deemed sufficient, the Department allowed additional time to industry participants due to its concern that the Department's IT infrastructure might result in delays beyond the participants' control. During the last option period, the Department's Offices of Housing and Chief Information Officer made final reviews of the APPS application and the secure Internet infrastructure. As a result of the additional review and testing, the Department determined that APPS functioned correctly. Further, the Department decided to add two additional Internet servers to enhance performance and traffic movement through the HUD systems' secure firewall. There are no system issues that stand in the way of a participant entering data or applying for clearance.

All participants are required to use APPS to make requests for participation clearance; there are no exceptions in the regulations. Applicants who cannot obtain a participation clearance may lose an opportunity to complete a pending business transaction.

In conference calls your offices have been encouraged to reach out to participants regarding APPS and the Department's regulations. Manuals needed to operate the system, a tutorial and a "quick start guide" has been continuously available and updated on the HUD Internet web site¹ since the proposed rule was published in 2004. Staff in Housing has addressed multiple audiences about the system and its requirements since 2001.

Regulations

The regulations at 24 CFR, 200.217 state:

Sec. 200.217 Filing of previous participation certificate on prescribed form.

- (a) Effective October 11, 2005, or on such later date as may be allowed by HUD², all principals in HUD multifamily mortgage and project based subsidy programs must submit an electronic Previous Participation Certificate (form HUD-2530) via HUD's secure web server as a condition prerequisite to new or revised participation. Prior to this date, principals are required to file form HUD-2530 as a condition prerequisite to new or revised participation. Filing requirements are as prescribed by the Assistant Secretary for Housing-Federal Housing Commissioner at the occurrence of any of the events below . . ."

Questions concerning this Notice should be directed to Kimberly Munson in the Office of Asset Management at 202-708-1320.

¹ <http://www.hud.gov/offices/hsg/mfh/apps/appsmfhm.cfm>

² The Department allowed extensions totaling more than one year since the final rule was published to assure the system and the system's environment would not impede business transactions. Participants have been able to use APPS to enter their baseline data since 2004.

KEY ASSOCIATION OF SERVICE COORDINATORS

The Kentucky Association of Service Coordinators (KASC) began in 2004 with a mission to promote and enhance the profession of Service Coordination. Service Coordinators Assist elderly individuals, persons with disabilities and families living in federally-assisted housing obtain supportive services from community agencies so that they can remain independent and in their homes. Service Coordinators empower residents to help themselves by connecting the residents to community resources.

Since the inception a mere two years ago, KASC has established a Board of Directors, created Articles of Incorporation and bylaws, as well as held several training opportunities for Service Coordinators. KASC is pursuing the idea of applying for a non-profit organization status, as well as national accreditation as a state association with the American Association of Service Coordinators. Their future plans include creating a best practices list, peer-to-peer mentoring, distributing a KASC newsletter, and designing a training program for property managers on the aspects of the Service Coordinators' role.

KASC membership is open to anyone interested in Service Coordination. KASC meets quarterly. If you are interested in joining KASC or would like more information, please contact Dawn Davis at (502) 589-2272 extension 3020.

Submitted by Donna Dudgeon



MR. HUD WOWS FANS ON STAR CRUISE.

(By the way, can anyone figure out who the little guy is to the right of Mr. HUD?)

HUD STAFF BASKS IN GLORY OF MR. HUD.





WANTED

BY THE LOUISVILLE MULTIFAMILY PROGRAM CENTER

**UNSPECIFIED REWARD FOR INFORMATION LEADING TO THE
ARREST AND CONVICTION OF THE PERSON/PERSONS RESPONSIBLE FOR THE
DISAPPEARANCE OF THE 2006 MULTIFAMILY HOUSING MANAGEMENT
CONFERENCE HUD/KHC CHAMPIONSHIP TROPHY.**



Violations: Tampering with Personal Property; Holding Personal Property Illegally; Failure to Surrender Personal Property Belonging to Others

Case No.: 083-8366860-HUD(1)

Warrant No.: H3060797

FBI No.: none

Warrant: Issued on June 7, 2006, by Louisville Multifamily Program Center, Louisville, KY

Aliases: KHC Staff Members

DOB: Unknown

Description: See Photo of Suspected KHC Gang Leader

Misc. Info.: Photograph taken May 2006

THE PHOTO ABOVE IS OF THE SUSPECTED LEADER OF THE NOTORIOUS KHC GANG.

SUSPECTS INCLUDE THE ENTIRE KHC STAFF.

THE KHC GANG IS ACCUSED OF TAMPERING WITH THE CHAMPIONSHIP TROPHY, HOLDING IT ILLEGALLY FOR THEIR OWN PURPOSES, AND FAILURE TO SURRENDER IT TO THE JUSTIFIED WINNERS OF THE TOURNAMENT. THE TROPHY WAS LAST SEEN ON JUNE 6, 2006, BEING LOADED INTO A VEHICLE BELONGING TO ONE OF THE KHC GANG MEMBERS. A PHOTO OF THE KHC GANG HOLDING THE CHAMPIONSHIP TROPHY WAS DISTRIBUTED TO THE HUD STAFF ON JUNE 6, 2006.



TAKE NO ACTION TO APPREHEND ANY OF THE KHC GANG YOURSELF

**If you have any information concerning this person,
call Mr. HUD at 502-582-6163.**

Submitted by Janice Page

A PLACE TO CALL HOME



Home can be defined in several ways: one's place of residence; a social unit formed by a family living together; a familiar or usual setting; and/or a place of origin (*Merriam-Webster Online Dictionary*). Undoubtedly, home is a setting that is safe and secure and is where people frequently interact with a community of friends and neighbors.

Martha Wolff, Paulene Jennewein, Kathleen House, and Harry Elder recently acquired a new definition of home. All four were born and raised in Louisville, Kentucky, but they have far more in common than just their hometown. All four were raised within a large family setting. As a matter of fact, they were all raised within the same large family setting with thirteen children. That's right! Martha, Paulene, Kathleen, and Harry are siblings. In fact, Paulene and Kathleen are twins.



Unfortunately, this spring, these four siblings shared a similar reality that has become all too commonplace for today's very, low-income seniors. Each needed an affordable, safe place to call home.

Each had a unique set of circumstances that led to their need for affordable housing. Last fall, Kathleen's husband was placed in a nursing home. "We had cared for him at home as long as possible, but we just couldn't give him the care he needed anymore," says Kathleen. Due to financial constraints, Kathleen shared her home with her four children and their families.

Both Paulene and Harry encountered financial and/or health constraints that resulted in them living with their children.

Martha lived in an apartment in a high crime area in Louisville. She experienced several home burglaries and had her car and patio furniture stolen on several occasions. She began to fear for her own safety, but she knew that she could not afford to live in a safer area of Louisville.

Kathleen, the social butterfly of the Elder Family, heard about the new South Oaks Senior Housing Community during a casual conversation with a neighbor. She just couldn't wait to tell the others. "When I heard about South Oaks, I just knew it was our answer. This place [South Oaks] is happiness. It's pure happiness," Kathleen says.

The South Oaks Senior Housing Community was developed under the Section 202 Supportive Housing for the Elderly Program administered by the U.S. Department of Housing and Urban Development (HUD). Volunteers of America was awarded an interest-free capital advance of nearly \$3.4 million to construct rental housing with supportive services for the very, low-income elderly. Additionally, HUD will provide Project Rental Assistance of up to \$127,200 per year to supplement the rental income received from the residents. South Oaks received additional funds from The Federal Home Loan Bank of Cincinnati through Fifth Third Bank of Kentucky, Inc. These additional funds were used to afford the extra amenities located throughout the South Oaks Housing.



The new Volunteers of America senior affordable housing community celebrated its ribbon cutting and building dedication of 47 housing

The development also includes a handicap accessible community room with kitchen, laundry room, 24-hour emergency on-call service, two-bedroom apartment with separate office for an on-site manager, screened porch with rocking chairs, and second floor community landing area with sitting area. Each of these amenities contribute to the warm, inviting atmosphere at South Oaks by encouraging and providing various opportunities for social interaction and recreation. Volunteers of America maintains the philosophy that housing for the elderly should reflect the needs and wants of the people who reside in the communities. The facility should be capable from both design and operational perspectives to accommodate the changing needs of residents.



Volunteers of America is a national, nonprofit, spiritually based organization providing local human service programs and opportunities for individual and

community involvement. With services delivered through 39 local affiliates covering 44 states, the organization serves nearly two million individuals in over 400 communities, with the bulk of its funding coming from federal, state, local governments, and private support. Volunteers of America's elderly services programs promote health and independence for seniors. Nationally, Volunteers of America owns and operates more than 250 affordable housing communities in 31 states that are home to more than 20,000 people.

The Elder sisters were three of the first applications received and three of the first to move in when the doors opened. Harry submitted his application when he turned 62-years-old in the early spring. He moved in at the first of May. "South Oaks has changed our lives. We now have a place to call home," says Harry. Each morning the "girls", as he refers to his sisters, meet in Kathleen's apartment for coffee. They gather weekly to play an intense game of cards. Harry jokes that the only reason the girls told him about South Oaks was to have the perfect number of players for pinochle.

South Oaks Senior Housing is a good illustration of a faith-based organization working together with public and private sectors to develop affordable housing for very low-income seniors. Affordable senior housing faces many challenges. Recent studies performed by the National Low Income Housing Coalition (2006) estimate that the senior population is expected to double to 70 million by 2030. Faith-based organizations like Volunteers of America have become indispensable in addressing the nation's affordable housing needs. Janie Burks, the President/CEO of Volunteers of America of Kentucky, Inc., attributes their success to the fair and equitable methods they employ when serving all populations in the community. "Volunteers of America is a very inclusive faith-based organization. We live in an increasingly diverse world," says Burks. Burks continues to say, "Faith-based organizations must be open to serving everyone in the community. To work for Volunteers of America is a ministry of service providing human service programs and opportunities for individuals and community involvement for people of all faiths." What advice does Volunteers of America offer other faith-based organizations? Always focus on the mission and serving those in need with integrity.



THE ENTERPRISE INCOME VERIFICATION (EIV) SYSTEM

The Department believes EIV is a critical tool to ensure that the right benefits go to the right persons. EIV is a wage and benefit tool provided through HUD's secure internet system that currently allows public housing agencies (PHAs) and will soon allow Multifamily owners and agents (O/As) to verify tenant-reported income from an independent source during mandatory tenant re-certifications. O/As and PHAs are expected to use the data available through EIV to help the Department reduce errors in subsidy payments.

CURRENT STATUS

O/As as well as PHAs have been using the Tenant Assessment Subsystem (TASS) to verify tenant Social Security (SS) and Supplemental Security Income (SSI) benefit payments provided by the Social Security Administration (SSA). The first step in transitioning from TASS to EIV took place in March 2006, when the TASS functionality was integrated into EIV, meaning the SS/SSI benefit data HUD receives from SSA is now also contained in EIV for verification purposes. Since then, TASS has been operating in parallel with the TASS functionality in EIV. TASS will continue operating in parallel with the TASS functionality in EIV until September 22, 2006; after which TASS will no longer be available, according to the Real Estate Assessment Center (REAC), which administers the TASS system.

Beginning on September 25, 2006, O/As and PHAs will have to obtain SS/SSI benefit verification information only through EIV. It is also intended that, as of September 25, 2006, O/As will join PHAs in being able to obtain through EIV, the Department of Health and Human Services' National Directory of New Hires (NDNH) data such as family new hire information, wage, and unemployment insurance benefit data that comes from State Wage Information Collection Agencies (SWICAs).

The EIV Coordinator for the Louisville Multifamily Program Center is Debbie White.
Please feel free to contact her at (502) 582-6163, Extension 270, or Internet: Deborah_F._White@hud.gov.

IMPORTANT DATES

- March 2006** - TASS functionality integrated into EIV.
- June 6, 2006** - Although after this date no new tenant certification data will be posted in TASS for PHA households, O/As will be able to access June 2006, July 2006, August 2006, September 2006 and October 2006 recertification data for tenants under their portfolio. (PHAs acting as contract administrators also will be able to access tenant data for their assigned projects and contracts.) The tenant data will be refreshed each month until September 22, 2006.
- July–Sept 06** - O/As obtain system access rights through the Multifamily Housing (MF) Help Desk for access to EIV.
- Sept 22, 2006** - According to REAC, access to TASS will be terminated.
- Sept 25, 2006** - Access to SS/SSI data from SSA through EIV and potentially NDNH data for O/As through EIV.

INSTRUCTIONS FOR ACCESSING EIV FOR O/AS

The MF Housing Help Desk will be authorized to provide O/As with system access rights to EIV and will be the primary contact for EIV support. It is anticipated that this process will begin in July 2006. However, until the enhancements to the existing contract for the MF Housing Help Desk are approved, please do not contact the MF Housing Help Desk for EIV support. In addition, please do not contact the EIV Help Desk for EIV support at this time.

A message will be posted to the TRACS, TASS, PIH EIV, and Multifamily Housing Programs RHIIP web pages and a notice will be sent through TRACSmial as soon as the Multifamily Housing EIV Help Desk support function is authorized. This message will also include information on when EIV data will be available to O/As and the instructions for gaining access to such data.

More information will follow. Thank you in advance for your patience and cooperation during this transition phase.

**AND CHARLIE THINKS HE HAS A
WAY WITH THE LADIES...**





Pictured above: Front Row (left to right): Roy Amerson (3rd Place) and John Hamilton (2nd Place); Back Row: Mr. HUD (1st Place)

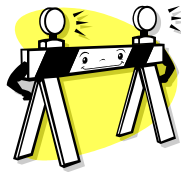
CONGRATULATE THE WINNER OF THE MOST HANDSOME MAN CONTEST!!

AS PROMISED IN THE OWNER/AGENT TRAC AT THE 2006 HOUSING CONFERENCE, THE FHEO CHECKLIST FOR REVIEWING AFFIRMATIVE FAIR HOUSING MARKETING PLANS IS ATTACHED TO THE NEWSLETTER EMAIL.

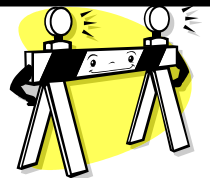
(PLEASE NOTE: THE FHEO CHECKLIST ATTACHMENT IS A MICROSOFT WORD DOCUMENT.)



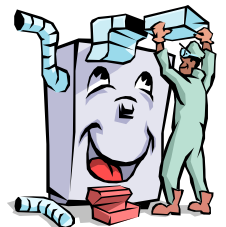
**AREN'T STRIPES
SUPPOSED TO MAKE YOU
LOOK
TALLER????**



EMERGENCY CAPITAL REPAIR PROGRAM



Approximately \$30 million in grant funds is available to make emergency capital repairs to eligible multifamily projects owned by private nonprofit entities that are designated for occupancy by elderly tenants. The capital repair needs must relate to items that present an immediate threat to the health, safety, and quality of life of the tenants. The intent of these grants is to provide one-time assistance for emergency items that could not be absorbed within the project's operating budget and other project resources, and where the tenants' continued occupancy in the immediate near future would be jeopardized by a delay in initiating the proposed cure. HUD will accept applications on a first-come, first-serve basis and will award emergency capital repair grants until available amounts are expended. The request for emergency capital repairs must be in writing and submitted by the project owner to the local Multifamily Program Center. The request for funding should clearly identify the emergency and include a detailed justification in support of the emergency designation to show how it impacts upon the health and safety of the tenants as well as what would happen if the emergency repair was not done immediately. The maximum amount for which an individual project owner can apply for is \$500,000. For more information on this program, please contact Donna Dudgeon at 502-582-6163 extension 386.



Submitted by Donna Dudgeon

A publication of the
Louisville Multifamily Program Center
Department of Housing and Urban Development
Kentucky State Office
601 W Broadway, Louisville, KY 40202
Katherine Calloway x264
Jess Carlson x 276, Editors
502/582-6163

Want to receive our newsletter?

Email your contact info to
John.Hamilton@hud.gov